

CITY OF COLD LAKE
BYLAW NO. 909-FN-26
ASSESSMENT OF DESIGNATED MANUFACTURED HOMES IN A
MANUFACTURED HOME COMMUNITY BYLAW

A BYLAW OF THE CITY OF COLD LAKE, IN THE PROVINCE OF ALBERTA, TO DESIGNATE THE OWNER OF A MANUFACTURED HOME COMMUNITY AS THE ASSESSED PERSON FOR DESIGNATED MANUFACTURED HOMES AND IMPROVEMENTS IN A MANUFACTURED HOME COMMUNITY

WHEREAS the City must prepare an assessment roll annually for all assessable property in the Municipality and section 331 of the *Municipal Government Act*, RSA 2000, Chapter M-26, provides that the person who is the assessed person is the person liable to pay property tax;

WHEREAS section 304(1)(j)(ii) of the *Municipal Government Act*, RSA 2000, Chapter M-26, provides that Council may, by Bylaw, designate the owner of a manufactured home community as the assessed person for:

- a designated manufactured home on a site in a manufactured home community, and
- any other improvements located on the site and owned or occupied by the person occupying the designated manufactured home;

WHEREAS Council wishes to pass a bylaw pursuant to section 304(1)(j)Iii) to designate the owner of a manufactured home community as the assessed person for a designated manufactured home on a site in a manufactured home community and any other improvements located on the site and owned or occupied by the person occupying the designated manufactured home within the City of Cold Lake;

NOW THEREFORE the Council of the City of Cold Lake in the Province of Alberta, in Council duly assembled hereby enacts as follows:

SECTION 1 – TITLE

- 1.1 This Bylaw shall be cited as the “Assessment of Designated Manufactured Homes in a Manufactured Home Community Bylaw”.

SECTION 2 – DEFINITIONS

- 2.1 “Act” means the *Municipal Government Act*, RSA 2000, Chapter M-26, as amended;
- 2.2 “City” means the municipal corporation of the City of Cold Lake, or the geographical area falling within the municipal boundaries of the City of Cold Lake, as the context requires;
- 2.3 “Council” means the Mayor and Members of Council of the City of Cold Lake;
- 2.4 “Manufactured Home Community” means a parcel of land under one title which has been planned and divided into manufactured home lots and improved for placement of manufactured homes for permanent residential use;
- 2.5 The terms “designated manufactured home”, “assessed person”, and “improvement” shall have the same meaning as defined in Part 9 of the *Act* and all other terms shall be interpreted with reference to the *Act*.

SECTION 3 – ASSESSMENT OF DESIGNATED MANUFACTURED HOMES

- 3.1 When the City assesses a designated manufactured home and any other improvements on a site in a manufactured home community within the City, the registered owner of the manufactured home community shall be the assessed person with respect to each designated manufactured home within the particular manufactured home community and that owner (of the manufactured home community) shall be responsible for the payment of taxes as the assessed person.
- 3.2 For the purposes of identifying the assessed person, the owner of a manufactured home community shall be the person(s) listed as the owner(s) on the Certificate of Title for the parcel of land constituting the manufactured home community.
- 3.3 The owner of the manufactured home community shall be liable for all taxes levied in accordance with Sections 3(1) and 3(2) of the *Act*, and the City shall proceed with tax recovery as provided in the *Act* if there are tax arrears for more than one year.
- 3.4 This Bylaw shall apply to all manufactured home communities located within the City.

SECTION 4 – ENACTMENT

- 4.1 This Bylaw shall come into force and effect on January 1, 2028.

FIRST READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta, this 28th day of April, 2026 A.D. on motion by Councillor Cowell.

**CARRIED
UNANIMOUSLY**

SECOND READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta, this 23rd day of June, 2026 A.D. on motion by Councillor Bailey.

CARRIED

THIRD READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta, this 23rd day of June, 2026 A.D. on motion by Councillor Vining.

CARRIED

Executed this 25th day of June, 2026.

CITY OF COLD LAKE

MAYOR

CHIEF ADMINISTRATIVE OFFICER

